

NOTES:

- 1. CONTRACTOR SHALL REMOVE ALL ROCK, LOOSE METAL, DEBRIS, FASTENERS, DERELICT PARTS, PLANTS OR TREES ETC. FROM EXISTING ROOF AND VACUUM SMALL METAL FRAGMENTS ETC. PRIOR TO POWER WASHING.
- 2. CONTRACTOR SHALL NOT ALLOW
 ANY CLEANING AGENT OR
 CONTAMINATED WATER TO ENTER
 ANY CISTERNS OR WATER STORAGE
 TANKS DURING THE POWER
 WASHING PROCESS. MEANING ALL
 RAIN LEADERS CONNECTED TO ANY
 CISTERNS OR WATER STORAGE
 TANKS SHALL BE DISCONNECTED
 PRIOR TO CLEANING THE ROOF.
- 3. CONTRACTOR SHALL REMOVE ALL FLUID MEMBRANE THAT WAS APPLIED ON TOP OF EXISTING SINGLE PLY MEMBRANE. AND REPAIR IDENTIFIED SECTIONS AS PER ROOFING MANUFACTURER'S SPECIFICATIONS.
- 4. CONTRACTOR WILL BE HELD
 RESPONSIBLE FOR DRAINING AND
 CLEANING ANY CISTERN AFFECTED
 BECAUSE OF NEGLIGENCE AND
 REFILL SAID CISTERN WITH CLEAN
 DRINKING WATER AFTER ALL ROOF
 REPAIR HAS BEEN COMPLETED.
- 5. CONTRACTOR SHALL REPAIR ALL VISIBLE DAMAGED AREAS OF THE SINGLE PLY MEMBRANE ROOFING AS PER MANUFACTURER'S SPECIFICATIONS PRIOR TO POWER WASH APPROXIMATELY 3,941 SQUARE FEET OF EXISTING ROOF & PARAPET SURFACE AREA, THEN INSPECT EVERY SQUARE INCH OF THE ROOF & PARAPET FOR ANY DEFECTS IN THE SINGLE PLY MEMBRANE, TO INCLUDE PUNCTURES, CUTS, DELAMINATED SECTIONS, ETC.
- 6. CONTRACTOR SHALL MARK OR IDENTIFY ALL DAMAGED, PUNCTURED OR DELAMINATED AREAS UPON DISCOVERY OF SAID AREAS.
- 7' CONTRACTOR SHALL HIRE QUALIFIED AND CERTIFIED ROOFING CONTRACTORS TO UNDERGO ALL NECESSARY REPAIRS AS PER ROOFING MEMBRANE MANUFACTURE'S SPECIFICATIONS.

- 8. CONTRACTOR SHALL INSPECT ALL EXISTING PATCHES AND SEAMS FOR ANY DEFECTS OR SEPARATIONS AND REPAIR AS PER ROOFING MANUFACTURER'S SPECIFICATIONS.
- 9. CONTRACTOR SHALL INSPECT ALL ROOF DRAIN CONNECTIONS BOTH ABOVE AND BELOW EXISTING ROOFING ASSEMBLY, ASSURING THAT ALL EXISTING CONNECTIONS ARE SECURE AND FREE FROM DEFECTS. UPON DISCOVERY OF ANY DEFECTS CONTRACTOR SHALL REPAIR SAID CONNECTIONS, PIPING, ROOF DRAIN ETC. AS NECESSARY TO PREVENT ANY LEAKS.
- 10. CONTRACTOR SHALL REPLACE ALL DAMAGED ROOF DRAIN SCREENS, STRAINERS OR DOME TO MATCH EXISTING OR APPROVED EQUAL.
- 11. CONTRACTOR SHALL INSPECT
 AROUND ALL ROOF PENETRATIONS
 SUCH AS AIR CONDITION PIPING,
 PVC ROOF VENTS, EXHAUST VENTS
 ETC. FOR ANY DEFECTS IN EXISTING
 THE SINGLE PLY MEMBRANE OR
 SEALANT AND REPAIR ANY SUCH
 DEFECTS AS PER ROOFING
 MANUFACTURER'S SPECIFICATIONS.
- 12. CONTRACTOR SHALL INSPECT EXISTING SINGLE PLY MEMBRANE ON ALL RAISED SURFACES AND AROUND ANY ROOF OPENING FOR ANY DEFECTS IN THE EXISTING SINGLE PLY MEMBRANE. UPON DISCOVERY OF ANY DEFECTS, SUCH AS CUTS, PUNCTURES, DELAMINATION, ETC. THE CONTRACTOR SHALL REPAIR AS PER ROOFING MANUFACTURER'S SPECIFICATIONS.
- 13. CONTRACTOR SHALL REPAIR ANY SECTION OR PART OF ANY ROOFING MEMBRANE DAMAGED OR DELAMINATE CAUSED BY POWER WASHING.
- 14. CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE DAMAGED OR STAINED ACOUSTIC CEILING TILES AND REPLACE WITH NEW IN KIND AS IDENTIFIED IN SCOPE OF WORK SHEET.
- 15. CONTRACTOR SHALL REMOVE ALL EXISTING METAL PIPE SUPPORTS AND REPLACED WITH NEW CADDY PYRAMID SUPPORT BY ERICO COMPANY OR APPROVED EQUAL

- 16. AIR CONDITIONING CONTRACTOR SHALL CHECK ALL REFRIGERANT LINES FOR LEAKS AND PROPER INSULATION.
- 17. A/C CONTRACTOR SHALL DISPOSE OF ALL UNITS IDENTIFIED FOR REMOVAL AS PER VIRGIN ISLANDS LOCAL CODES.
- 18. A/C CONTRACTOR SHALL BALANCE
 ALL NEWLY INSTALLED AIR
 CONDITIONING UNITS AS REQUIRED
- 19. ALL REFRIGERANT LINES SHALL BE ELEVATED OFF SINGLE PLY MEMBRANE ROOFING USING THE APPROPRIATE CADDY PYRAMID SYSTEM OR EQUAL.

KEY PLAN

	PROJECT I.D	V10102802
	OIA Building Number	01
YVONNE MILLINER BOWSKY ELEMENTARY SCHOOL	SOW Building Identification No.	217623, 217655 & 217704
	PHYSICAL DESCRIPTION	LIBRARY BUILDING